

Fall 2024



# BUILDING Communities

Making Home  
Possible, *For All*

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STORIES THAT MOVE US

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ENTER THE CHIMES

 MHP



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## Housing People

# THE CHIMES AT NORTH BETHESDA

## BREAKING GROUND ON 163 NEW APT HOMES



**MHP has broken ground on the \$86 million Chimes at North Bethesda property. The Chimes is a ground-up multifamily mixed-income affordable housing development that will consist of 163 apartments, with 90% of units reserved for those making under 60% of Area Median Income (AMI).**

Located half a mile from the North Bethesda Metro, the project will bring 172,720 square feet of residential space to a bustling area, connecting residents with extensive transportation options, high-performing schools, and other area amenities while enhancing outdoor spaces for the public.

“We’re thrilled to begin construction on The Chimes at North Bethesda, which will provide new affordable apartment homes for low- and moderate-income residents in an area that is close to transit and accessible to many area resources,” said MHP President Robert A. Goldman. “An asset to the community, The Chimes will increase Montgomery County’s supply of critically needed affordable housing while enhancing neighborhood aesthetics and accessibility.”

The property’s name reflects a charming musical theme, expressed through interactive artistic components such as dancing chimes intended for public enjoyment. MHP considered sustainability throughout the project’s design, working closely with environmental engineers, watershed management professionals, landscape

architects and civil engineers to remove non-native invasive species. The project will stabilize the existing stream and restore the natural habitat through plantings. A publicly accessible pocket park, nature overlook, and plaza will incorporate existing tree canopies and blend with the natural environment.

Through this development project, MHP will transform a vacant and environmentally constrained parcel of land into needed affordable housing, with public enhancements to pedestrian and vehicular circulation, open space, stream restoration, and bicycle infrastructure. The property will contain seven stories of efficiency, one-, two-, and three-bedroom units with indoor amenity space above structured parking. Upon completion, The Chimes will offer modern affordable homes with resident amenities such as a community center, classrooms, onsite leasing office, and more. The property’s convenient location near transit options, services, retail, highly-regarded schools, and the Pike & Rose mixed-use development offers numerous amenities and connections to potential job opportunities for residents.

The Chimes has received significant financial support, including a \$2.2 million grant from the Amazon Housing Equity Fund, which contributes to its affordability. Other funding partners include Montgomery County Department of Housing and Community Affairs, State of Maryland Community Development Administration, State of Maryland Revitalization Programs, State of Maryland Housing and Community Development, Capital One, Enterprise, Freddie Mac, Grandbridge Real Estate Capital, Truist, and NeighborWorks America.



## Empowering Families

### Eseme's Story

**Eseme Koge is a lead teacher for MHP's Great Achievers Towards Outstanding Results (GATOR) program. His work supports GATOR's goal of strengthening students' math, science, and reading skills.**

With an interest in the intersection between art and technology, Eseme impacts his students by introducing them to activities like paintings and 3D sculptures that empower them to create. His classroom projects have

ranged from art activities like sculpting, to science activities like experimentation with lasers and light, to more traditional activities like writing and reading.

Eseme enjoys seeing his students express themselves and learn new skills. He also appreciates the value of the nurturing, homey environment that MHP provides through our community centers.

We're glad Eseme can use his passion to instill students with a love of learning!

“Something that I find incredibly exciting about the potential of the students participating in the art community in Wheaton is that the kids already have a very strong desire to create...when I provide them with free time, they're begging to do some type of art activity, to be allowed to draw, to be allowed to explore different ways to use art.”

### Sobey's Story

**Sobey Osorio always loved living at MHP's Edinburgh Apartments in Takoma Park. Money was often tight, but with the help of affordable housing, her family always managed.**

Everything changed in 2021, when Sobey contracted Covid-19 and nearly lost her life. Both of her lungs collapsed and Sobey was intubated for many months. Fortunately, after a long battle, Sobey survived.

The MHP outreach team stays in touch with Sobey and connects her with essential resources. She has received more than \$10,000 in funds from local nonprofits and government agencies, which has kept her family in their home.

“At a recent event speech, Sobey said, “Today, as I continue my recovery and search for a new life, I feel a renewed sense of power for overcoming so much and gratitude to MHP and the MHP community for affordable housing and its invaluable support, especially during critical times like what I experienced. I can't imagine adding housing to that list of challenges I had.”

## Strengthening Neighborhoods



# Making Home Possible For All

## A Bold Campaign to Double Our Impact by 2030

Launched in 2021, MHP's comprehensive campaign has made tremendous progress. We're now 94 percent of the way towards reaching our ambitious goal of \$20 million by the end of this year.

The campaign was publicly launched at a reception at El Golfo Restaurant by honorary co-chairs Tom Bozzuto and Jan Brown this past spring. El Golfo is in Long Branch, one of the neighborhoods where MHP has contributed to affordable housing and community development throughout the last two decades.



We could not have gotten this far without YOUR support and commitment to our mission. Thank you! Here are a few highlights of what we have accomplished since the campaign launched in 2021:

### HOUSING PEOPLE



**2,800+**  
quality affordable homes



**5,400+**  
people housed with MHP



**7**  
properties acquired or renovated since 2021



**600+**  
new units produced since 2021



**400+**  
students attend school-year enrichment programs



**700+**  
backpacks distributed

**GOAL:**  
**3,400**  
affordable homes by 2030



**3**  
ground-up projects including Forest Glen, Chimes, and Amherst Sq.



**200+**  
children attend free summer camp



**\$1 million+**  
secured for student programs through 21st Century Learning grant





## THERE IS STILL MORE TO BE DONE

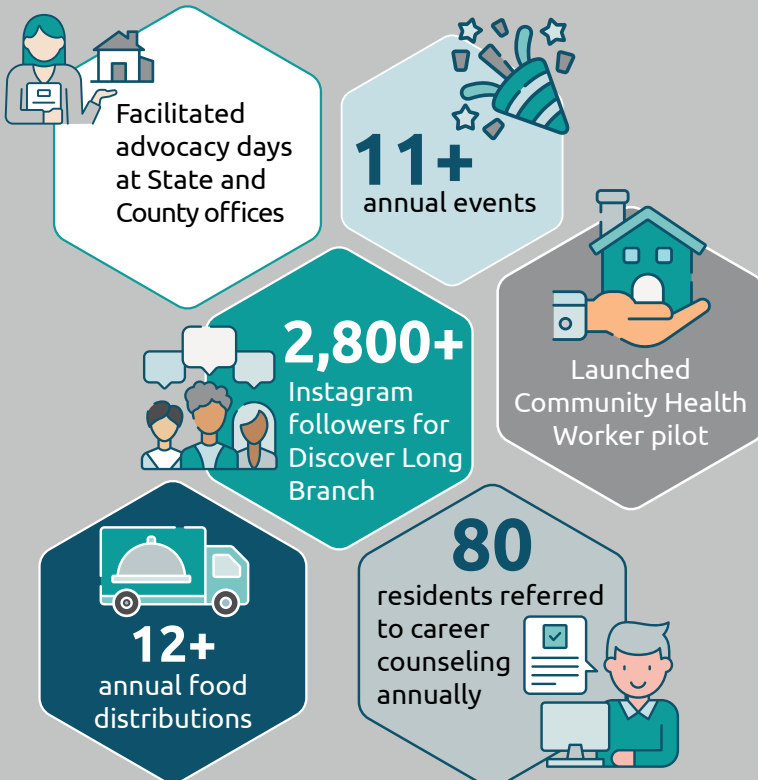
In the first three decades, MHP developed 1,700 affordable homes. With your support, we can double this number by 2030. We're 85% of the way towards reaching our goal of 3,400 affordable apartment homes.

Together, we can scale up our community life programs at new and existing sites to provide holistic support for residents.

With the help of our donors and funding partners, we can strengthen entire neighborhoods through supports to local businesses and residents.

Join us in Making Home Possible *For All*.

## STRENGTHENING NEIGHBORHOODS



## WELCOME New Staff

**Alex Crosby,**  
Real Estate Development Associate

**Sosina Haileselassie,**  
Staff Accountant

**Gabriel Herrero,**  
Director of Asset Management

**Tsion Kebede,**  
AP/AR Specialist

**Jon McCall,**  
Senior Project Manager

**Joanna Perez-Zavala,**  
Junior Project Accountant (Promotion)

## HOW CAN I HELP?

Every dollar gets us closer to our ambitious goal. Visit [mhpartners.org/possible](http://mhpartners.org/possible) to donate today or email [Jaimee Goodman](mailto:Jaimee.Goodman@mhpartners.org) [jgoodman@mhpartners.org](mailto:jgoodman@mhpartners.org)

## Thank You 2023-2024 Donors

# 2023-2024 DONORS

### DIAMOND \$75,000+

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Kaiser Permanente  
Montgomery County  
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Morgan Stanley  
Morris and Gwendolyn  
Cafritz Foundation  
NeighborWorks America  
State of Maryland  
TD Charitable Foundation  
Wells Fargo

### PLATINUM

\$30,000 – \$74,999

Capital One Bank  
City of Takoma Park  
Eugene & Agnes E. Meyer  
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Community Foundation  
Vicki and Daniel Lewis  
Foundation

### GOLD

\$15,000 – \$29,999

Judy Herr  
PNC Bank  
Sandy Spring Bank  
John and Mary Slidell  
Truist  
Catherine Wakelyn  
Local Initiatives Support  
Corporation (LISC)

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\$10,000 – \$14,999

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### BRONZE \$10,000 – \$14,999

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# Circle of BUILDERS

The Circle of Builders is a giving society made up of donors who make a multi-year commitment to support MHP in its mission to help low-income families attain their next level of stability.



## FOUNDATION LEVEL

*(\$10,000+ Annually)*

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 ICF  
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# Building Dreams Tours

Our popular Building Dreams Tours are held quarterly. MHP staff bring guests on a tour of an MHP property, helping them connect with our mission and experience our work first-hand. Typical tours feature remarks by MHP leadership, a chance to see an affordable apartment, and an opportunity to meet program staff and/or residents. Discover our impact in an interactive setting and meet other MHP supporters.

Our next tour will be held in December at The Bonifant.



Interested in learning more and signing up?

Contact Jaimee Goodman:  
[jgoodman@mhpartners.org](mailto:jgoodman@mhpartners.org)



Follow Us on:

Montgomery Housing Partnership  
 12200 Tech Road, Suite 250  
 Silver Spring, MD 20904  
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 To learn more about MHP  
 and how to get involved,  
 visit [mhpartners.org](http://mhpartners.org)



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